



City of Tucson - Quarterly Critical Project Status Report

Third Quarter, FY2003: January – March

Focus Area: Downtown

Strategies for the Year

Aggressively manage downtown's redevelopment through partnering efforts with public and private organizations and individuals active in the downtown.

Provide a highly "amenitized" urban center focused on the proposed entertainment experience area on Congress Street from Church Avenue to 4th Avenue, linked with the Tucson Convention Center and its adjoining proposed new Civic Plaza.

Leverage private leadership and investment in downtown through targeted public investment.

| Project Name | Description | Accomplishments For Quarter | Projections for Next Quarter |
|---|--|--|--|
| Rio Nuevo Phase 1 Infrastructure and land sale. | Select an engineering consultant to design two subdivision plats and roads. Obtain approval on the final plats and begin construction of the roads this fiscal year. Sell blocks through a Request For Proposal (RFP) process. | Met with Rio Nuevo Citizen Advisory Committee (CAC), Rio Nuevo Board, Menlo Park Neighborhood, and Mayor & Council Rio Nuevo/Downtown Subcommittee on Residential RFP. | Residential RFP in May 2003 |
| Rio Nuevo Civic Plaza Attractions RFP/ IGA | Prepare RFP/ IGA/ contract for Theatres, Science Museum, Cultural Centers, commercial projects and infrastructure. | Feasibility study for U of A Science Center initiated with Ralph Applebaum and Assoc/ConsultEcon. Met with Proof of Concept Committee. | Community Forum on May 9-10, 2003. Review progress on feasibility study with U of A. |
| Downtown Tucson Intermodal Center | The Downtown Tucson Intermodal Center is a phased project that includes facilities for transportation elements in the eastern end of the downtown area. Passenger trains, inter-city bus service, intra-city bus service, historic trolley, bicycle, pedestrian, shuttle services, rental cars, and parking facilities will all be accommodated. The project also includes retail Restaurant, office space, parking and a transportation museum. The project is scheduled to be completed in phases, with completion of the depot building in the fall of 2003 | Contractor is starting roofing improvements and is currently on schedule. | All phases of this project need to be carefully planned and coordinated with other efforts of the downtown area including the Barraza-Aviation Project (Fourth Avenue Underpass), Rio Nuevo, the Greyhound relocation and demolition of the Old Pueblo Trolley into the downtown area. In addition, the circulation of the eastern end of downtown is critical to the success of these facilities and needs to be studied in detail with all the other pieces of information available. We will continue seeking funding for this project, and have started to pursue private partners for tenant space. |
| New TCC Ticket Office | Construct Ticket Office on east side of facility. First construction project necessary for Rio Nuevo Project. This project also combines project #386 (facility upgrades). Grand Ballroom recarpeting and lighting upgrades to the Arena and Music Hall are included. | Plans check and permit process finalized. Bid accepted. Construction on schedule (began 10/4/02). 01/13/03 – Sign Code waiver approved by Mayor and Council. 02/17/03- Construction 80% complete. | Video signage to be installed the week of April 28, 2003. Ticket selling operation to commence on May 12, 2003 |
| 100 Little Things | Begin making physical improvements to targeted areas on Congress and elsewhere downtown, using a variety of funding sources from existing programs. | Back to basics awards made, contract awarded for Scott Avenue design (DOT project), Congress Street discussions underway with owners. Met with all outside agencies to review programs/activities. TDA to lead event coordination/orchestration. | Congress Street Charrette scheduled for 11/2/03 at Rio Nuevo Offices. Design review commencing for Scott Avenue. |



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Third Quarter, FY2003: January – March

Focus Area: Downtown (Continued)

| Project Name | Description | Accomplishments For Quarter | Projections for Next Quarter |
|--------------|---|---|--|
| Fox Theatre | Restoration of the Historic Fox Theatre on Congress St. | Purchase of the Fox Theatre has been completed. Escrow account for funding restoration has been completed. | Completion of fire sprinkler system. Start construction on structural deficiencies. Acquisition of additional property. Completion of Arizona Daily Star Building restoration. |